



## 70 Manse Road, Carryduff, Belfast, BT8 8AE

**Asking Price £125,000**

The Manse Road is only a few minutes from Carryduff, offering convenience to the local amenities, main arterial routes into Belfast and also Lisburn, Saintfield and Ballynahinch.

Local transport also provides access to leading primary and post primary schools.

The property itself was damaged in a fire and has been rendered structurally unsafe, making a perfect opportunity for those hoping to self build by getting planning permission for a replacement dwelling or fixing the existing structure.

As a result it will be CASH OFFERS ONLY, the property will not be fit for mortgage purposes.

- Detached Bungalow On Just Under a 1/3 Acre Site
- Ideal Replacement Dwelling
- Bought As Seen
- Fire Damaged (Not Currently Structurally Safe)
- Only A Few Minutes Walk To The Saintfield Road/Carryduff
- Cash Offers Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



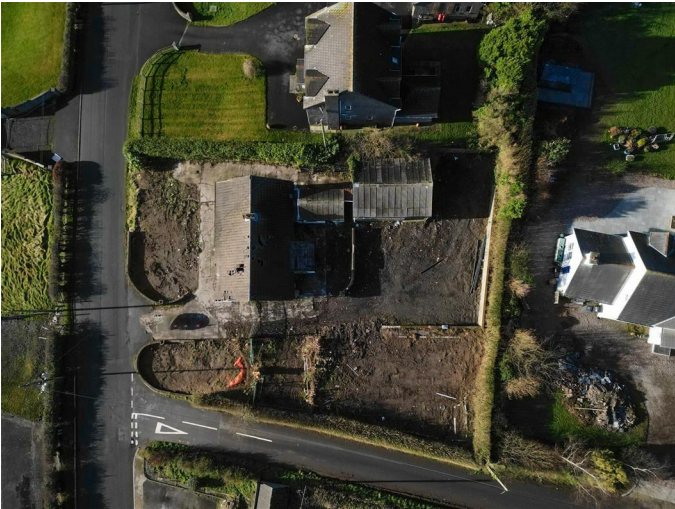
Ariel Image



Ariel image



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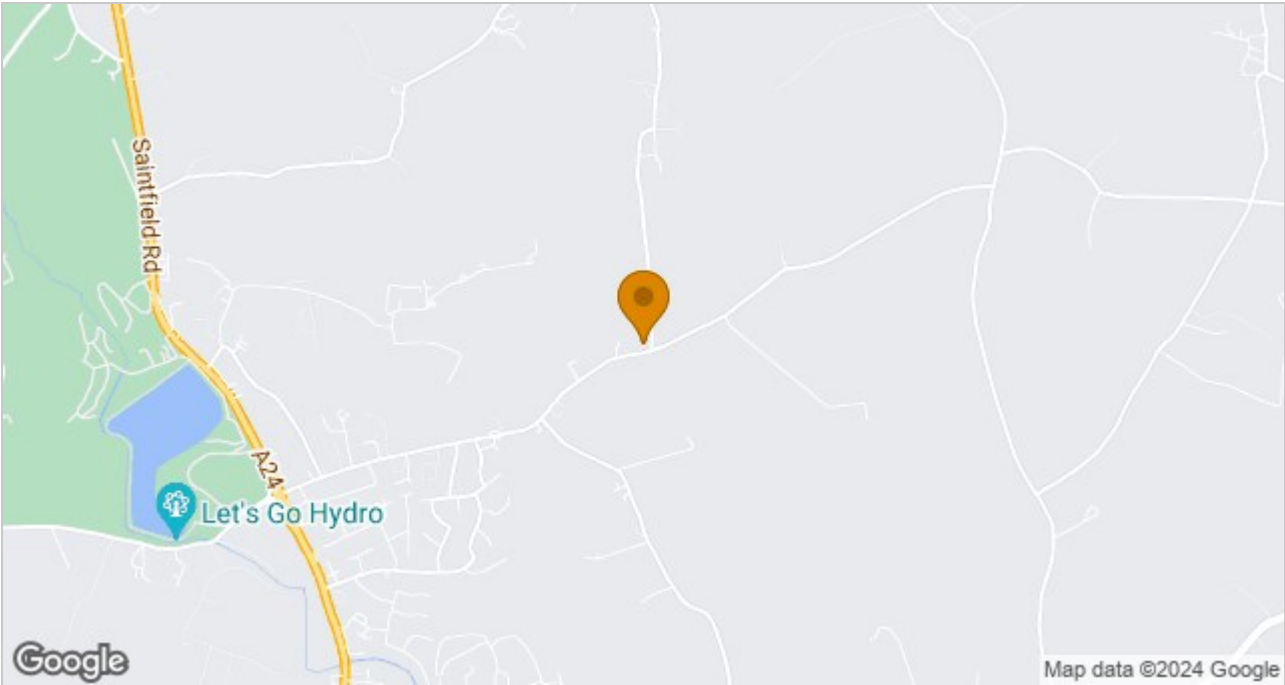


Ariel Image



Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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BALLYMENA 028 2565 7700	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	



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